

**TOWN OF DAVIE
Development Services Department
Engineering Division
*Staff Report and Recommendation***

Current Engineering Fee Summary

The current permit fees for paving, grading, drainage, water and sewer improvements has been assessed at 10 % of the construction costs as approved on October 15, 2003 by Town Ordinance 2003-042 . The Engineering fee schedule was revised on January 4th 2006 to include 8 % permit for earthwork and approved by Town Ordinance 2006-05. The Engineering fees cover staff time for engineering plan review, engineering permit review, engineering inspection services during the construction phases of any given project and administration costs.

Background Information

At the July 19, 2006 Town Council meeting, agenda item 8.1, Mark Schmidt, developer of the Downtown Davie project requested that Town Council direct staff to review its existing Engineering fee structure, and its original intent. Mr. Schmidt indicated that other nearby municipalities' fee structures was significantly lower than the Town of Davie's and that larger volume projects within Town should be given a reduced rate.

At the July 19, 2006 Town Council meeting, Town Council directed Mr. Cohen, Acting Town Administrator to have Town staff look into this matter further and report back to Council its findings. Mr. Cohen directed staff to gather fee schedule information from surrounding municipalities in the area. Town Council agreed to allow Mr. Schmidt to pay half of his engineering fee until an analysis was conducted by staff and a final determination was made. Mr. Schmidt agreed to the Council terms and acknowledged that as a result of the study if the engineering fee schedule were not changed, he would pay the remaining Engineering fee balance. Mr. Schmidt also agreed to provide Engineering with a letter outlining this agreement.

Analysis

The Town Engineering Division obtained the below information relating to engineering fees by contacting the surrounding municipalities by phone and or obtaining their fee schedules from their city websites. Table 1 below provides an accurate representation of the fees for local municipalities within the Broward County area. All cost shown below is based on the percent of the total cost estimate to complete the permitted work.

Table 1 – Municipal Fee Schedules

Municipality	Cost
Sunrise	15 % (Drainage, Water & Sewer) 10 % (Paving)
Town of Davie	10 %
Coconut Creek	8 %
Tamarac	8 %
Deerfield Beach	6 %
Margate	5.5 %
Fort Lauderdale	10 % First \$ 5k, 5 % After \$ 5k
Plantation	5 %
Lauderhill	4 %
Pembroke Pine	4 %
Miramar	3 %
Cooper City	2 %
Hollywood	1.5 %

Engineering Division Recommendation

Based on the above analysis the Engineering Division recommends that the existing fee schedule remain in effect. The Town Engineering Division demonstrated in Table 1 that our fee schedule is similar to other municipalities in the area. The Town of Davie continues to be a developing municipality while some of the municipalities in the table above are built out. The fees collected by the Town are necessary to provide engineering support throughout all stages of the project.



Tom Truex/Davie
06/30/2006 05:14 PM

To: Ken Cohen/Davie@Davie
cc
bcc
Subject: Fw: [Fwd: site work permit fees]

History:

This message has been replied to.

Ken,

An email from Mark Schmidt follows. Any thoughts?

Regards,
Tom

-----Forwarded by Tom Truex/Davie on 06/30/2006 05:12PM -----

To: TOM TRUEX <tom_truex@davie-fl.gov>
From: "Thomas A. Truex" <Truex@Davie-Law.com>
Date: 06/30/2006 05:10PM
Subject: [Fwd: site work permit fees]

----- Original Message -----

Subject: site work permit fees

Date: Fri, 30 Jun 2006 12:07:33 -0400

From: <bizops4mls@bellsouth.net>

To: <law@davie-law.com>

CC: <Harvey.Mattel@harveymattel.com>

mayor

downtown davie has and is along and difficult project which is the cornerstone of the redevelopment of central davie. the use of permit fees for site work was to be revenue neutral. we have evaluated other nearby cities .pembroke pines is at 4%.plantation is @ 5%. hollywood is @ 1.5%(jobs of 1-2million). this is 50% 40% 15% of davies fees. this has placed an additional financial burden on dtd. the increased costs related to construction and the increased interest rates have also destroyed our budget. we ask that davie review their fee structure, and it's original intent. permit # 019-03 fee \$183,725.
thank you
mark schmidt

NOB HILL PARTNERS, L.L.C.

8320 W. Sunrise Boulevard, Suite 204
Plantation, FL 33322
Phone - 954.472.6450
Fax - 954.472.6420

E-Mail Address - BIZOPS4MLS@BELLSOUTH.NET

July 26, 2006

TOWN OF DAVIE
6591 Orange Drive
Davie, FL 33314

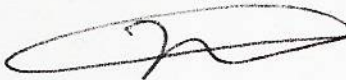
ATTN: Building Department

RE: Downtown Davie Permit No. 019-03

To whom it may concern:

As stated to Town Council on July 19, 2006, Nob Hill Partners, LLC, will assume responsibility for the complete permit fees for Permit No. 019-03. The Town of Davie has agreed to allow us to pick up the above permit at a fee of \$91,862.50.

Yours truly,

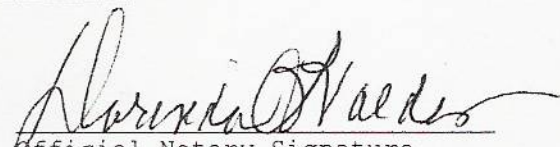


Mark L. Schmidt
Managing Member
NOB HILL PARTNERS, LLC

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 26TH day of July,
2006 by MARK L. SCHMIDT, who is personally known to me.

COMMISSION STAMP:
 Dorinda I. Valdes
My Commission DD354236
Expires September 12, 2008


Official Notary Signature

cc: Mr. Harvey Mattel, Esq.
Managing Member
NOB HILL PARTNERS, LLC